

PLAT NOTES:

1. THE OWNERSHIP, USE, AND OPERATION OF THE LOTS AND TRACTS DEPICTED ON THIS PLAT WITHIN THE A-LIFT NEIGHBORHOOD (I.E. LOTS 1-5, TRACTS 1-4 AND THE ROAD TRACT) WILL BE GOVERNED BY, AND SUBJECT TO, THE TERMS AND CONDITIONS OF THAT CERTAIN PLANNED COMMUNITY DECLARATION FOR A-LIFT COMMUNITY (THE "DECLARATION") RECORDED AFTER THIS PLAT IN THE REAL PROPERTY RECORDS OF SUMMIT COUNTY. THE DECLARATION SETS FORTH VARIOUS RIGHTS AND RESPONSIBILITIES FOR OWNERS AND USERS OF PROPERTY THAT IS SUBJECT TO THE TERMS OF THE DECLARATION AND REFERENCE TO THE DECLARATION IS HEREBY MADE FOR FURTHER INFORMATION REGARDING THE FOREGOING. THE REAL PROPERTY SUBJECT TO THIS PLAT MAY BE SUBJECT TO OTHER COMMON INTEREST COMMUNITIES CREATED BEFORE OR AFTER THE DATE OF THIS PLAT. THE OPEN SPACE TRACTS ESTABLISHED AS DESCRIBED IN NOTE 19 BELOW ARE NOT SUBJECT TO THE DECLARATION.
2. THE DECLARATION SETS FORTH VARIOUS SPECIAL RESERVED DECLARANT AND DEVELOPMENT RIGHTS IN FAVOR OF THE "DECLARANT" (AS DEFINED IN THE DECLARATION), INCLUDING, WITHOUT LIMITATION, THE RIGHT OF DECLARANT TO ADD, WITHDRAW, AND FURTHER SUBDIVIDE PROPERTY SUBJECT TO THE TERMS OF THE DECLARATION. UNTIL A LOT OR TRACT IS CONVEYED TO A PARTY WHO IS NOT DECLARANT OR IS OTHERWISE CONVEYED OR DEDICATED TO THE A-LIFT COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION") AS A COMMON ELEMENT, SUCH LOT OR TRACT SHALL BE SUBJECT TO ALL OF THE DEVELOPMENT RIGHTS RESERVED TO DECLARANT SET FORTH IN ARTICLE XVI OF THE DECLARATION.
3. THE EASEMENT AREA DESCRIBED HEREON AS "40.00' PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT" IS HEREBY DEDICATED AS PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE FOLLOWING PURPOSES: (A) PUBLIC PEDESTRIAN AND BICYCLE INGRESS AND EGRESS; (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS; AND (C) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES. SUCH NON-EXCLUSIVE EASEMENT AREAS ARE NOT BEING DEDICATED AS SEPARATE PUBLIC RIGHTS-OF-WAY AND THE OWNER OF THE LAND ON WHICH SUCH EASEMENTS ARE LOCATED RETAINS THE RIGHT TO USE SUCH LAND SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO APPLICABLE PROVISIONS OF THE COPPER PUD AND ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW. MAINTENANCE OF SUCH EASEMENT AREAS SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION AS FURTHER DESCRIBED BELOW.
4. THE EASEMENT AREA DESCRIBED HEREON AS "50.00' PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT" IS HEREBY DEDICATED AS PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE FOLLOWING PURPOSES: (A) PUBLIC VEHICULAR, PEDESTRIAN AND BICYCLE INGRESS AND EGRESS; (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS; AND (C) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES. SUCH NON-EXCLUSIVE EASEMENT AREAS ARE NOT BEING DEDICATED AS SEPARATE PUBLIC RIGHTS-OF-WAY AND THE OWNER OF THE LAND ON WHICH SUCH EASEMENTS ARE LOCATED RETAINS THE RIGHT TO USE SUCH LAND SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW. MAINTENANCE OF SUCH EASEMENT AREAS SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION AS FURTHER DESCRIBED BELOW.

5. SUMMIT COUNTY SHALL RETAIN THE RIGHT TO ENFORCE ALL APPLICABLE RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROHIBITIONS ON PARKING WITHIN THE ACCESS EASEMENTS AND OTHER TRAFFIC RELATED OFFENSES, IN ALL DEDICATED PUBLIC ACCESS EASEMENTS, INCLUDING THE ROAD TRACT.

6. THE ASSOCIATION SHALL MAINTAIN THE DEDICATED PUBLIC ACCESS EASEMENTS DESCRIBED IN NOTES 3 AND 4 ABOVE IN A MANNER AND TO A GENERAL LEVEL OF SERVICE CONSISTENT WITH OR BETTER THAN ALL OTHER PUBLIC ROADWAYS IN COPPER MOUNTAIN. IF THE ASSOCIATION FAILS TO PROVIDE AN EQUIVALENT QUALITY OF SERVICE, THE COUNTY RESERVES THE RIGHT TO PERFORM SUCH MAINTENANCE AND SHALL BE RECOMPENSED BY THE ASSOCIATION FOR THE COST OF PROVIDING SAID SERVICES. PRIOR TO THE COUNTY PERFORMING ANY SUCH MAINTENANCE, IT SHALL FIRST PROVIDE WRITTEN NOTICE TO THE ASSOCIATION OF THE OBSERVED DEFICIENCY IN THE LEVEL OF SERVICE BEING PROVIDED BY THE ASSOCIATION AND GIVE THE ASSOCIATION A REASONABLE PERIOD OF TIME TO CURE SUCH DEFICIENCY.

7. THE EASEMENT AREA DESCRIBED HEREON AS "30' EMERGENCY ACCESS EASEMENT" EXTENDING TO COPPER ROAD (CR 1190) IS HEREBY GRANTED AS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE FOLLOWING PURPOSES: (A) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS; AND (B) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES. SUCH NON-EXCLUSIVE EASEMENT AREA IS NOT BEING DEDICATED AS A SEPARATE PUBLIC RIGHT-OF-WAY AND THE OWNER OF THE LAND ON WHICH SUCH EASEMENT IS LOCATED RETAINS THE RIGHT TO USE SUCH LAND SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW. MAINTENANCE OF SUCH EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE UNDERLYING LANDOWNER OR WHOMEVER SUCH LANDOWNER MAY CONTRACT WITH FOR SUCH PURPOSES.

8. THE "EMERGENCY ACCESS EASEMENT" DESIGNATED HEREON WITHIN LOT 5 IS HEREBY DEDICATED AS A PERPETUAL, NON-EXCLUSIVE EASEMENT TO PROVIDE FIRE TRUCKS AND OTHER EMERGENCY VEHICLES WITH A TURN-AROUND POINT. THE ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND SNOW PLOWING OF SUCH EMERGENCY ACCESS EASEMENT. THE OWNER OF LOT 5 RETAINS THE RIGHT TO USE SUCH EASEMENT SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW.

9. THE "25.00' UTILITY EASEMENT" ALONG THE COMMON BOUNDARY OF TRACT 1 AND LOT 4 IS HEREBY GRANTED AS A PERPETUAL NONEXCLUSIVE EASEMENT FOR: (A) THE OWNER AND OPERATOR OF THE COPPER MOUNTAIN SKI RESORT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXTENSION OF AN UNDERGROUND RAW WATER LINE FOR SNOW MAKING PURPOSES; AND (B) TO THE APPLICABLE UTILITY PROVIDERS OR PRIVATE USERS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UNDERGROUND POWER AND COMMUNICATIONS LINES. THE OWNERS OF TRACT 1 AND LOT 4 RETAIN THE RIGHT TO USE SUCH EASEMENT AREA SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW.

10. THE "15.00' PRIVATE TRAIL EASEMENT" WITHIN TRACT 1 ADJACENT TO LOT 4 IS HEREBY GRANTED TO THE ASSOCIATION AS A PERPETUAL PRIVATE, NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND SKIER ACCESS PURPOSES FOR THE BENEFIT OF THE ASSOCIATION AND ITS MEMBERS. SUCH EASEMENT INTEREST SHALL BE A "GENERAL COMMON ELEMENT" PURSUANT TO THE DECLARATION. THE OWNER OF TRACT 1 RETAINS THE RIGHT TO USE SUCH EASEMENT AREA SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW.

11. THE "ROAD TRACT" WILL BE GRANTED IN FEE SIMPLE TO THE ASSOCIATION AS A GENERAL COMMON ELEMENT PURSUANT TO THE TERMS OF THE DECLARATION. THERE ARE HEREBY GRANTED PERPETUAL NONEXCLUSIVE EASEMENTS IN THE ROAD TRACT FOR (A) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES, (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS, AND (C) PUBLIC NON-MOTORIZED ACCESS. THE OWNER OF THE ROAD TRACT MAY UTILIZE SUCH TRACT SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW. THE OWNER OF THE ROAD TRACT MAY USE SIGNAGE OR OTHER DESIGN FEATURES TO IDENTIFY ALLOWED USES AND USERS; HOWEVER, GATES OR OTHER BARRICADES SHALL NOT BE ALLOWED.

12. WITHOUT LIMITING THE FOREGOING, THE ROADS AND ASSOCIATED ACCESS IMPROVEMENTS WITHIN THE AREAS ON THIS PLAT IDENTIFIED AS THE "ROAD TRACT", "40.00' PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT", AND "50.00' PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT" SHALL BE MAINTAINED BY THE ASSOCIATION PURSUANT TO THE TERMS OF THE DECLARATION. MAINTENANCE OF CERTAIN OF THE COMMON ELEMENTS IS ALSO GOVERNED BY, AND MORE PARTICULARLY DESCRIBED IN, THAT CERTAIN PRESERVATION OF ASSOCIATION MAINTENANCE RESPONSIBILITIES EXECUTED BETWEEN THE ASSOCIATION AND THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY.

13. THE "20.00' TRAIL EASEMENT" EXTENDING ACROSS PRIVATE OPEN SPACE TRACT A FROM THE INTERSECTION WITH COLORADO HIGHWAY NO. 91 TO THE A-LIFT NEIGHBORHOOD IS HEREBY DEDICATED TO PUBLIC USE AS A PERPETUAL NON-EXCLUSIVE EASEMENT FOR TRAIL PURPOSES. WITHOUT LIMITING THE PUBLIC USE OF SUCH EASEMENT, THE ASSOCIATION AND ITS MEMBERS ARE ALSO BENEFICIARIES OF SUCH TRAIL EASEMENT. THE OWNER OF PRIVATE OPEN SPACE TRACT A RETAINS THE RIGHT TO USE SUCH EASEMENT AREA SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW.

14. THE 10.00' SNOW STACK AND UTILITY EASEMENTS DEPICTED ALONG THE FRONT LOT LINES OF LOTS 1 AND 2 ARE HEREBY GRANTED AS NON-EXCLUSIVE PERPETUAL EASEMENTS TO: (A) ALL UTILITY PROVIDERS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES IN LOCATIONS REASONABLY APPROVED BY EACH LOT OWNER; AND (B) THE ASSOCIATION FOR STACKING AND STORAGE OF SNOW PLOWED FROM THE ROAD TRACT; PROVIDED, HOWEVER, THAT NO SNOW WILL BE STACKED OR STORED WITHIN THE DRIVEWAYS CONSTRUCTED INTO EACH SUCH LOT.

15. ALL OF THE "DRAINAGE EASEMENTS" DEPICTED ON PRIVATE OPEN SPACE TRACT A PURSUANT TO SHEET 3 OF THIS PLAT ARE GRANTED AS NON-EXCLUSIVE PERPETUAL EASEMENTS FOR STORM

WATER CONVEYANCE, DRAINAGE AND RETENTION PURPOSES FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE A-LIFT NEIGHBORHOOD. THE OWNER OF PRIVATE OPEN SPACE TRACT A RETAINS THE RIGHT TO USE SUCH DRAINAGE EASEMENT AREAS IN ANY MANNER THAT IS NOT INCONSISTENT WITH THE FOREGOING EASEMENT PURPOSE. THESE DRAINAGE EASEMENT AREAS WILL BE MAINTAINED BY THE OWNER OF THE UNDERLYING LAND, SUBJECT TO ANY SEPARATE AGREEMENT BETWEEN THE APPLICABLE PARTIES. THE COUNTY WILL HAVE THE RIGHT TO MAINTAIN ANY SUCH AREAS THAT ARE NOT OTHERWISE BEING PROPERLY MAINTAINED.

16. PURSUANT TO THE DECLARATION, AND EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED THEREIN, ALL OF THE "COMMON ELEMENTS" WILL BE MAINTAINED BY THE ASSOCIATION.

17. THE SINGLE-FAMILY DWELLINGS ON LOT 1 AND LOT 2 SHALL NOT EXCEED 30' IN HEIGHT AS MEASURED PER THE 2018 INTERNATIONAL FIRE CODE AND SHALL BE FURNISHED WITH THE SPRINKLER SYSTEM PER NFPA 13D. ALL IMPROVEMENTS ON THESE LOTS ARE ALSO SUBJECT TO THE HEIGHT STANDARDS PER THE COPPER MOUNTAIN PUD. THE CROSS-HATCHED AREAS ON LOTS 1 AND 2 ARE NON-DISTURBANCE AREAS WITHIN WHICH NO SITE DISTURBANCE IS PERMITTED AND SUCH AREAS SHALL BE PROTECTED WITH CONSTRUCTION FENCING OR SIMILAR MEANS DURING THE CONSTRUCTION ON SUCH LOTS.

18. THE "SWALE EASEMENT" IS A PERPETUAL, NON-EXCLUSIVE DRAINAGE SWALE EASEMENT HEREBY GRANTED TO THE A-LIFT NEIGHBORHOOD AND THE ASSOCIATION FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING AND REPLACING FROM TIME TO TIME DRAINAGE SWALES TO INTERCEPT, CONTROL AND CHANNEL STORM WATER AND SNOWMELT RUNOFF AWAY FROM THE A-LIFT NEIGHBORHOOD. THE DRAINAGE SWALE IMPROVEMENTS WITHIN THE SWALE EASEMENT WILL BE MAINTAINED BY THE OWNER OF THE UNDERLYING LAND, SUBJECT TO ANY SEPARATE AGREEMENT BETWEEN THE APPLICABLE PARTIES.

19. OPEN SPACE TRACTS: THIS PLAT HEREBY ESTABLISHES PRIVATE OPEN SPACE TRACTS A, B AND C ALSO KNOWN AS OS-U, OS-V, AND OS-X AS REGULATED BY THE COPPER MOUNTAIN PUD.